

For Sale or Lease



1750 N. Springfield

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For Sale or Lease

1750 N. Springfield

*Showroom / Manufacturing /
Warehouse Facility*

Baum Realty Group, LLC has been exclusively retained to offer for sale or lease 1750 N. Springfield Avenue, a 33,203 square foot industrial building on the north side of Chicago at the intersection of the Humboldt Park, Logan Square and Hermosa neighborhoods (the "Property").

Currently improved as a showroom and light manufacturing facility, the Property is beautifully appointed with high-end finishes, including modern bathrooms, concrete floors and oversized skylights providing abundant natural light throughout the building.

The building is fully climate controlled and consists of four (4) interconnected barrel truss bays with minimal columns, providing tons of operational flexibility. Located adjacent to the western trail head of The 606, the Property also includes a separate 6,000 SF gated parking lot able to accommodate 25+ vehicles.



Flexible & creative work environment

- Workshop and showroom space with abundant natural light, exposed brick and high-end finishes throughout
- Barrel truss building with minimal columns provides flexible and creative work environment
- Convenient northwest side location at the nexus of the Logan Square, Hermosa, and Humboldt Park neighborhoods
- Adjacent to The 606's western trail head
- Fully air-conditioned building
- Private parking lot for 25+ vehicles

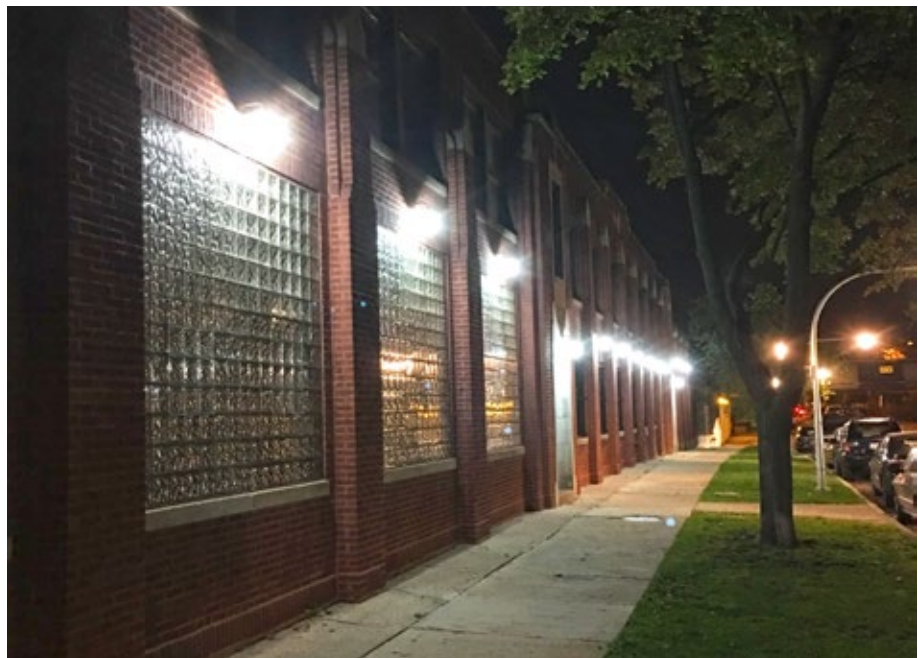


Building Size:	33,203 SF
Ceiling Heights:	12' to low point of beam & 18' to trusses
Loading:	Two (2) 12' overhead doors
Power:	1600 AMP / 3 Phase
Zoning:	M1-1
2023 RE Taxes:	\$41,406
Lease Rate:	Contact broker
Sale Price:	\$3,250,000





Showroom / Manufacturing / Warehouse Facility

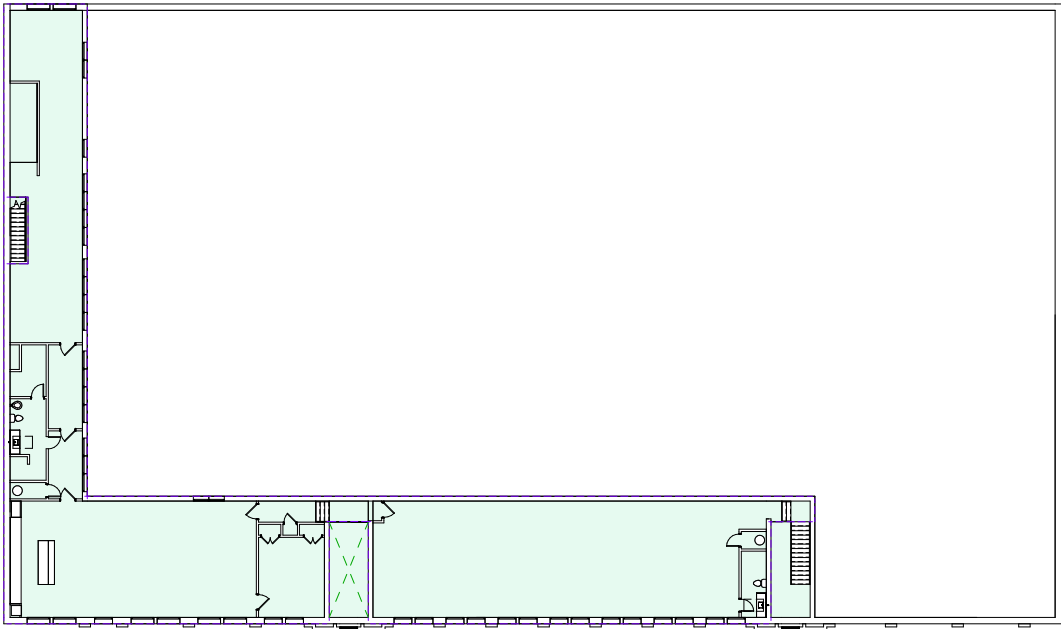


Floor Plan

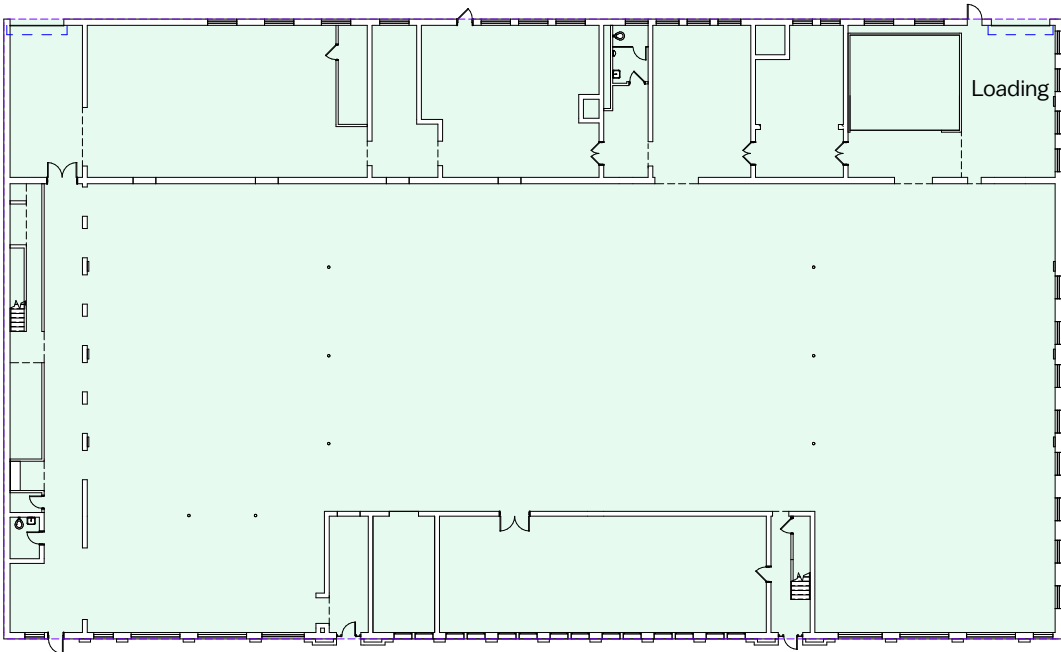
Entire
Building
33,203 SF



Scan or click
for survey



Second Floor - 5,649 SF



Springfield Avenue



Ground Floor - 27,554 SF

1750 N. Springfield Avenue

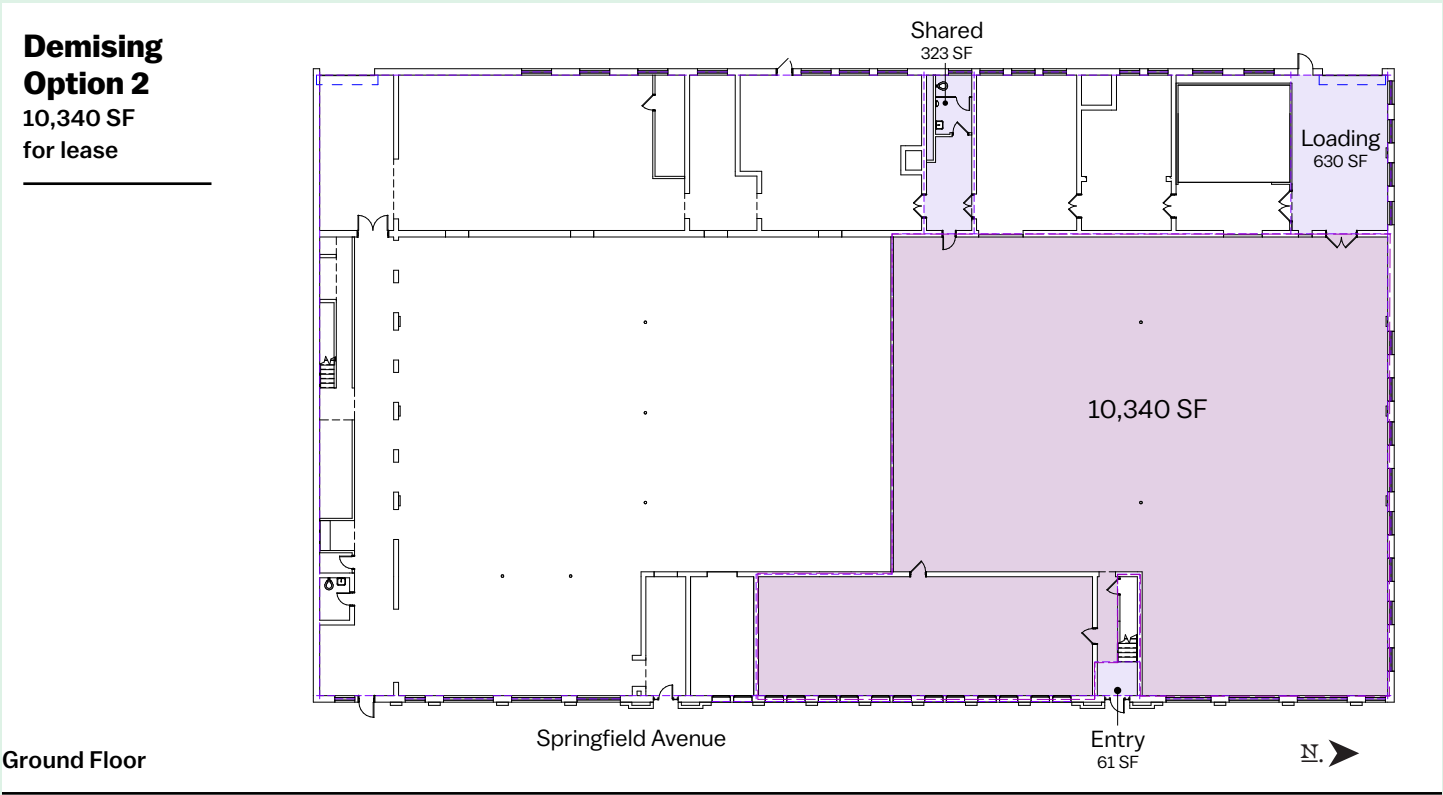
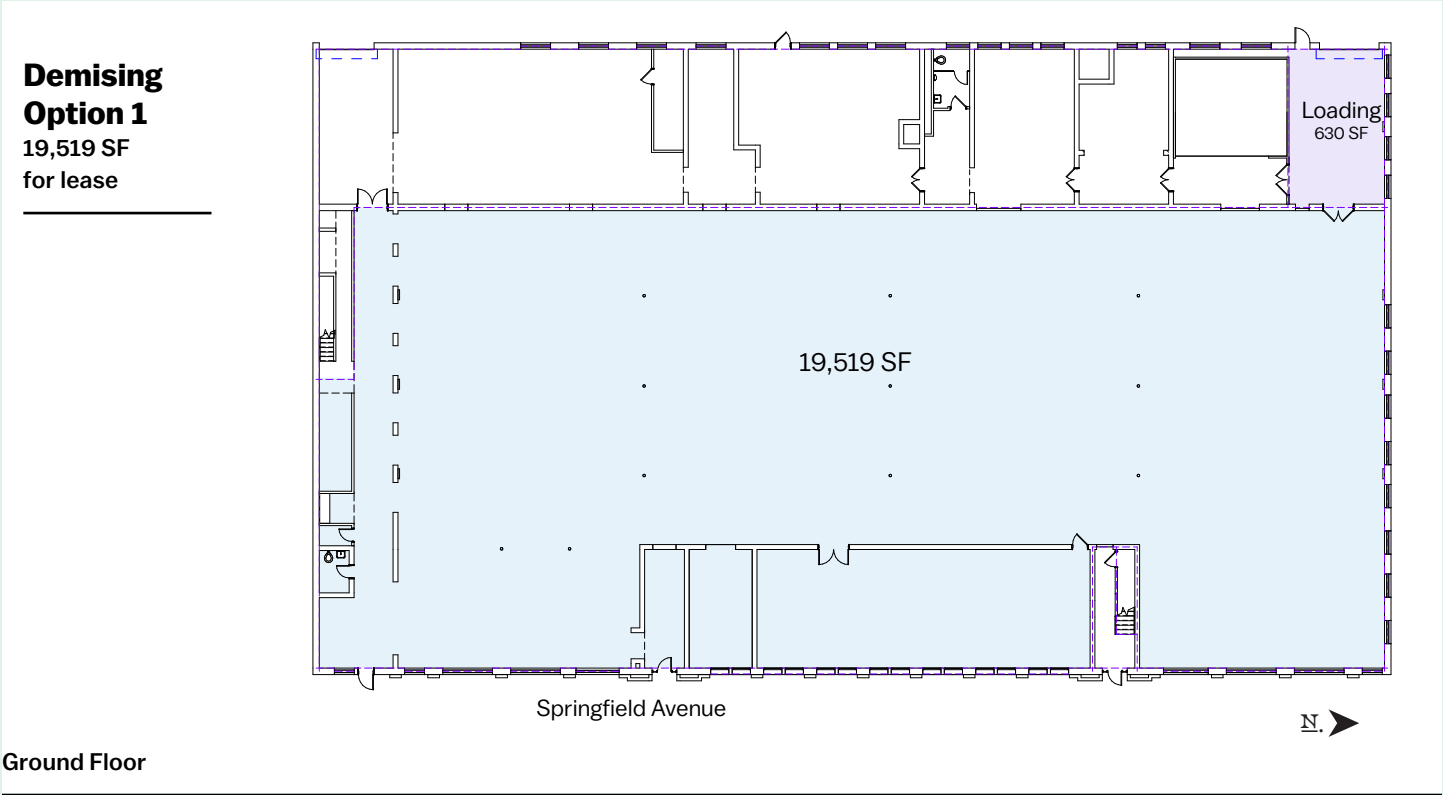
Private Parking Lot



Skyline views from second floor apartment / office

Demised Floor Plan

For Lease Only

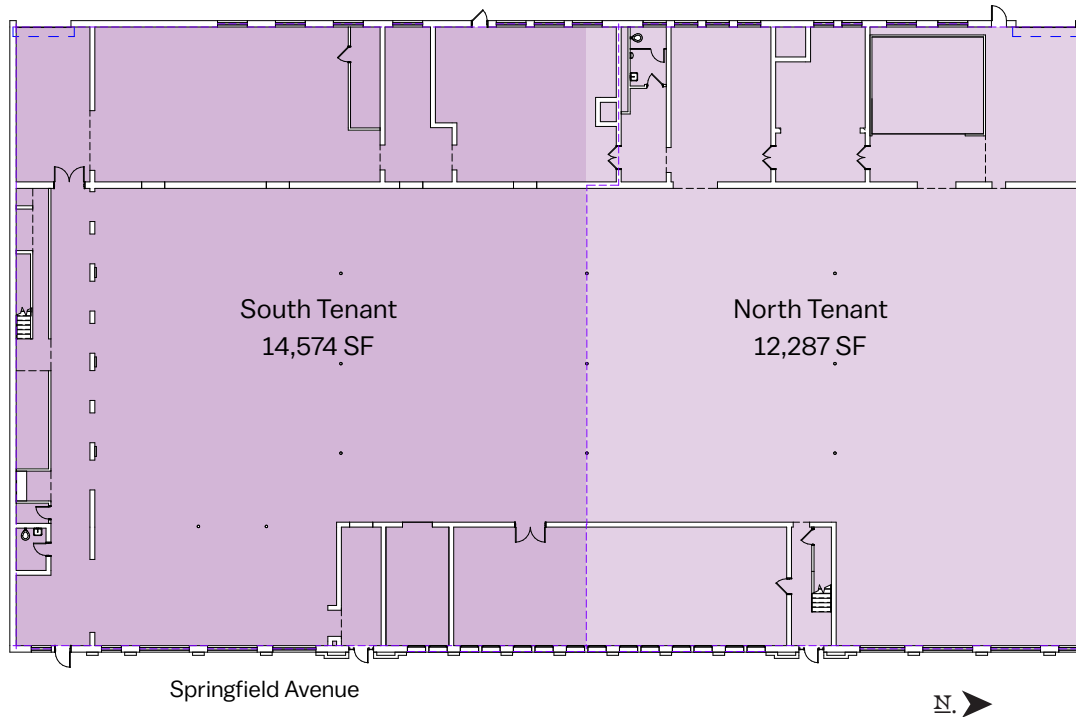


Demised Floor Plan

For Lease Only

Demising Option 3

14,574 SF &
12,287 SF
for lease



Ground Floor



Notable Neighbors

Giant › Damn Fine Coffee Bar › **The 606** › Scofflaw › Ground Control › Xurro
Pipeworks Brewing Company › Rosa's Lounge › **Ørkenoy** › Pizza Matta
Parson's › Dayglow › **Tasa Coffee Roasters** › Solemn Oath › ArePA George
Barracks Boxing › Weegee's › Lonesome Rose › Zoku › Grandma Annie's
Bungalow by Middlebrow › **The Moonlighter** › Best Intentions...and more!



› Giant



› The 606 (west trail head)



› Parson's



› Scofflaw



› Tasa Coffee Roasters



› The Moonlighter

Northwest Side Location



The 606

2.7 mile elevated trail system connecting Chicago's Wicker Park, Bucktown, Humboldt Park, and Logan Square.

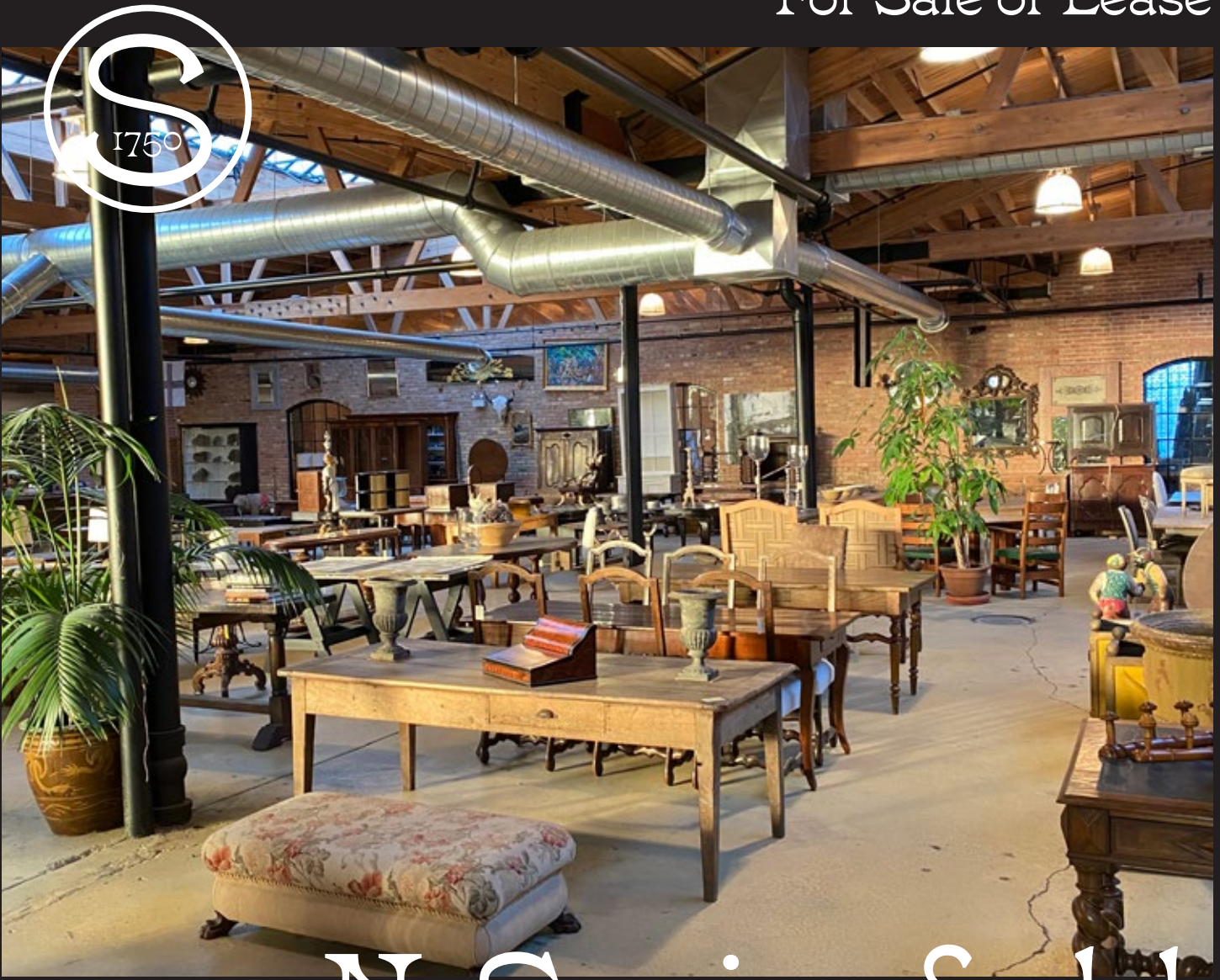
Great Neighbors

Located at the nexus of Chicago's Logan Square, Hermosa, and Humboldt Park neighborhoods

Easy Access

Nearby transit includes 3 CTA bus routes, Metra (MD-N), and CTA Blue Line and 8-15 minutes to I-90/94

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